DEED/PLAT REFERENCES

B.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.R.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

FIELD NOTES
FOR

A 55.29 acre, or 2,408,344 square feet more or less, tract of land being out of that 198.899 acre tract of land described in conveyance to Laredo S, LTD., a Texas limited partnership in Special Warranty Deed with Vendor's Lien recorded in Volume 10939, Pages 2358-2368 of the Official Public Records of Real Property of Bexar County, Texas, out of the J. Rodriguez Survey No. 338, Abstract 639, County Block 4412 all in Bexar County, Texas, said 55.29 acre being more fully described as follows, with bearings derived from coordinates of the Texas Coordinate System for the South Central Zone, established from the North American Datum of 1983(NAD83):

BEGINNING: At a found ½" iron rod with a yellow cap marked "Pape-Dawson", the northwest corner of said 198.899 acre tract, the northwest corner of a 30-foot dedication in the City of San Antonio recorded in Volume 9564, Page 46 of the Deed and Plat records of Bexar County, Texas, on the south right-of-way line of Texas 16 Market Highway 471 (F.M. 471), also known as Culebra Road, a variable width right-of-way;

THENCE: S 23°35'41"W, departing the south right-of-way line of said Culebra Road, along and with the west line of 30-foot dedication, the east line of said 198.899 acre tract, at a distance of 30.00 feet passing a found iron rod with cap marked "PAPE-DAWSON RLS 89", the northwest corner of Lot 1, Block 1 of the Crystal Meadow Estates Subdivision recorded in said Volume 9560, Page 46, and continuing, along and with the west line of said Lot 1, the east line of said 198.899 acre tract, a total distance of 1982.07 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Departing the west line of said Lot 1, the east line of said 198.899 acre tract, crossing said 198.899 acre tract, the following calls and distances:

N 66°04'19"W, a distance of 1780.26 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the beginning of a non-tangent curve to the left;

Northwesterly, along the arc of said curve to the left, said curve having a radial bearing of N 66°37'26" W, a radius of 1366.00 feet, a central angle of 18°22'11", a chord bearing and distance of N 15°11'56" E, 139.01 feet, and an arc length of 363.15 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 06°59'15"E, a distance of 76.84 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the beginning of a tangent curve to the right;

Northeasterly, along the arc of said curve to the right, said curve having a radius of 1140.00 feet, a central angle of 16°21'22", a chord bearing and distance of N 15°11'56" E, 323.01 feet, and an arc length of 325.75 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 23°30'38"E, a distance of 513.36 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the northeast line of said 198.899 acre tract, the southwest right-of-way line of said Culebra Road, the beginning of a non-tangent curve to the left;

THENCE: Along and with the north line of said 198.899 acre tract, the south right-of-way line of said Culebra Road, the following calls and distances:

Southeasterly, along the arc of said curve to the left, said curve having a radial bearing of N 23°27'57" E, a radius of 11409.16 feet, a central angle of 1°09'42", a chord bearing and distance of S 67°06'48" E, 216.40 feet, and an arc length of 216.40 feet to a found TxDot Monument with Brass Plate;

S 67°7'08"E, a distance of 910.20 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the beginning of a tangent curve to the right;

Southeasterly, along the arc of said curve to the right, said curve having a radius of 11410.16 feet, a central angle of 1°12'00", a chord bearing and distance of S 67°01'08" E, 238.16 feet, a distance of 239.16 feet to a found TxDot Monument with Brass Plate;

S 66°25'08"E, a distance of 545.19 feet to the POINT OF BEGINNING and containing 55.29 acre in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

REFERENCES

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below:

Title Commitment: G.F. # 2005045-C1 Chicago Title Insurance Company
Date issued: March 8, 2005
Effective Date: February 22, 2005

Only those survey items identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

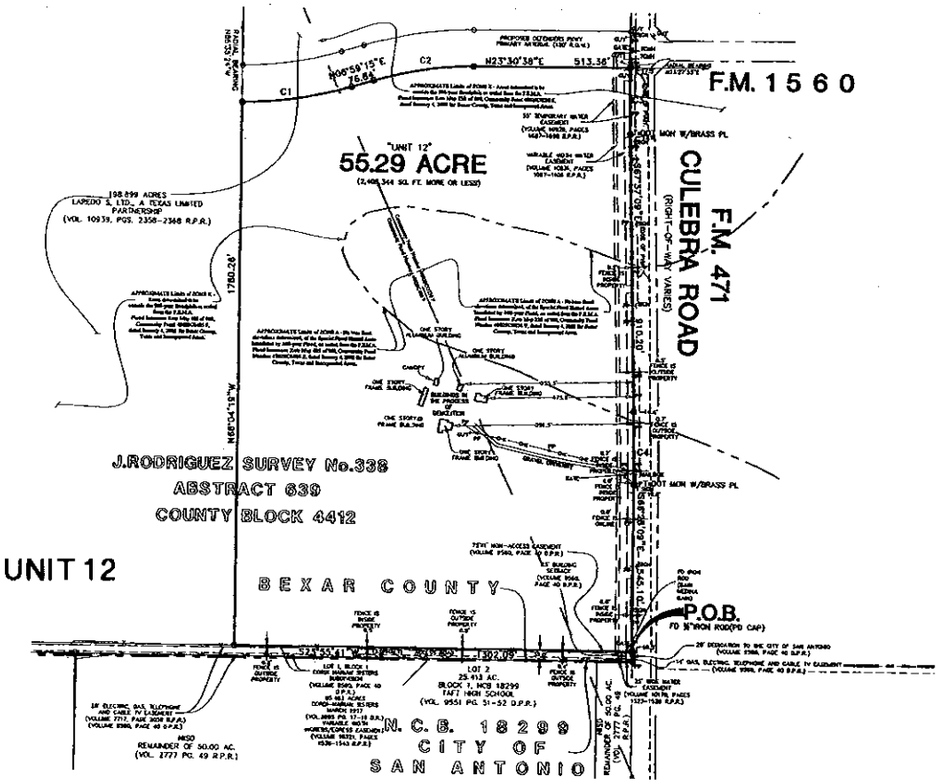
Deed Records of Bexar County, Texas
Volume 9560 Pages 59-101 30-foot Wide Pipeline Right-of-way Agreement (not plottable)

Official Public Records of Real Property of Bexar County, Texas
Volume 10911 Page 2057-2168 Wastewater Water Easement (Unit 12)
Volume 10939 Page 1663-1686 25-foot Temporary Water Easement (Unit 12)
Volume 10939 Page 1814-1844 Sanitary Use Agreement (Unit 12)
Volume 10940 Page 1339-1399 Road Easement Agreement (Unit 14 & Unit 16)
Volume 10940 Page 1570-1604 Road Development and Reserve Agreement (Unit 13 & Unit 16)
Volume 10940 Page 1733-1758 Subordination Agreement Regarding Road Construction Easement (Unit 13 & Unit 16)
Volume 10940 Page 2072-2075 Lease Parking Easement Agreement
Volume 10940 Page 2420-2481 Sewer Facility Development and Reserve Agreement
Volume 10940 Page 2876-2884 Subordination Agreement Regarding Sewer Construction Easement
Volume 11100 Page 1404-1409 Subordination Agreement Regarding Sewer Construction (about 400 apply)
Volume 10940 Page 2147-2245 Water Facility Development and Reserve Agreement
Volume 11100 Page 1969-2980 Road Easement Agreement (Unit 13 & Unit 16)

NOTES

1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHER WISE NOTED.
2) THE BASIS OF NOMIGORIENTATION FOR THIS SURVEY ARE THOSE SHOWN HEREON.
3) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
4) ALL UTILITIES SHOWN ARE LOCATED MORE OR LESS FROM THOSE FOUND. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO OR STATUS OF THE UTILITIES.
5) THE PROFESSIONAL SERVICES PROVIDED HEREWITH EXCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
6) NO ARCHAEOLOGICAL REVIEW FOR THIS SITE HAS BEEN ADDRESSED BY THIS SURVEY.
7) NO INFORMATION AS TO WETLANDS OR BIRD HABITAT HAS BEEN ADDRESSED BY THIS SURVEY.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGHT
C1	1140.00	16°22'21"	N15°11'56"E	324.61	325.75
C2	1140.00	16°21'22"	N15°14'57"E	323.01	328.75
C3	11409.16	1°09'42"	S67°06'48"E	216.40	216.40
C4	11410.16	1°12'00"	S67°01'08"E	238.16	238.16



(IN FEET)
1 inch = 200 ft.

LINE LEGEND

—X—	—X—	BARBED WIRE FENCE	
—OHE—	—OHE—	OVERHEAD ELECTRIC	

SYMBOL LEGEND

SIGN	ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION	
GUY	GUY ANCHOR	
MB	MAILBOX	
PP	UTILITY POLE	
TCMH	TELE-COMM. MANHOLE	

STATE OF TEXAS §
COUNTY OF BEXAR §

I hereby certify

1) that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey;

that the above subsurveyed property is within the special flood hazard area described as Zone X (Areas determined to be outside the 500-year floodplain) and Zone A (Considered by 100-year flood No base flood elevations determined) as scaled from the F.E.M.A. Flood Insurance Rate Map 250 of 950, Community Panel Number 48029C0250 F, dated January 4, 2002 for Bexar County, Texas and Incorporated areas and F.E.M.A. Flood Insurance Rate Map 485 of 950, Community Panel Number 48029C0485F, dated January 4, 2002 for Bexar County, Texas and Incorporated areas.

This 8th day of April 2005, A.D.

STATE OF TEXAS REGISTERED G. E. BUCHANAN 4999 PROFESSIONAL LAND SURVEYOR

G.E. Buchanan
Registered Professional Land Surveyor No. 4999

REVISIONS:

PAPE-DAWSON ENGINEERS
1955-2005 • 50 YEARS OF EXCELLENCE
SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
SBE/SLBE/NABEDY

LAND TITLE SURVEY OF

A 55.29 ACRE, OR 2,408,344 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF THAT 198.899 ACRE TRACT OF LAND DESCRIBED IN CONVEYANCE TO LAREDO S, LTD., A TEXAS LIMITED PARTNERSHIP IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10939, PAGES 2358-2368 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J. RODRIGUEZ SURVEY NO. 338, ABSTRACT 639, COUNTY BLOCK 4412 ALL IN BEXAR COUNTY, TEXAS.

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JOB NO. 9064-05
DATE APRIL 2005
DESIGNER GEB
CHECKED ___ DRAWN ___
SHEET 1 OF 1

Date: Apr 08, 2005, 12:11am User ID: Kgrimes
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